



RESOLUTION NUMBER 648

**A RESOLUTION OF THE CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF MESQUITE, ACCEPTING
THE MESQUITE BOULEVARD CORRIDOR PLAN VISION POSTERS.**

WHEREAS, the Nevada Legislature has granted to the governing body (City Council) authority to prepare and adopt a Master Plan, and to divide the City into zoning districts and adopt zoning regulations; and

WHEREAS, the City of Mesquite engaged the services of a planning consultant to prepare a plan for Downtown and the Mesquite Boulevard Corridor, and

WHEREAS, the Planning and Redevelopment staff and consultants have performed research, community workshops, and public involvement to create a shared community vision for Downtown and the Mesquite Boulevard Corridor, and

WHEREAS, the Vision Posters provide a look into a possible future of what Downtown Mesquite could become, and set forth design principles and scenarios for the future development of Downtown and the Greater Mesquite Boulevard Corridor; and

WHEREAS, the City Council has given reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council/Redevelopment Agency of Mesquite, Nevada, does hereby accept the Vision Posters.

IN WITNESS WHEREOF, the Mesquite City Council/Redevelopment Agency hereby adopts Resolution No. 648 for the reasons and purposes set forth herein on this 24th day of November 2009.

THE CITY OF MESQUITE, NEVADA

By: 

Susan Holecheck, Mayor

ATTEST:

By: 

Cherry Lawson, City Clerk

APPROVED AS TO FORM:

By: 

Cheryl Truman Hunt, City Attorney

Mesquite Boulevard Corridor Plan

Draft Vision Plan

Downtown Mesquite

A Bold Vision for the Future...

Downtown Mesquite is the heart of the community. Downtown is the keeper of Mesquite's unique history, protects many of the area's treasures, and is the home to many of the City's arts and cultural venues. Downtown includes new paseos and plazas that link the existing City Hall, the Old Gym, the Heritage Museum, and Fine Arts Center, to a variety of new shops and an outdoor amphitheater. There are regularly scheduled events that generate interest and excitement for the community and offer additional activities for visitors.

Downtown is still the home to many locally-owned professional and service businesses, but it also supports new boutiques, galleries, restaurants, cafes, and other types of unique shops. The once empty lots within the Downtown have been developed with new mixed-use and residential buildings that are designed to respect the environment, climate, and heritage of the community. The Community is proud of its downtown and keeps the area clean, pristine and landscaped.

Downtown Mesquite: Honoring Tradition, Celebrating Community.



View looking northeast of Downtown Mesquite



View looking northeast through the Central Plaza



View looking east on North First Street from the Town Wash

June 2009
Prepared for the
City of Mesquite by:



lucchesi galati
people • process • place

This vision plan provides a look into the future of what Downtown Mesquite can become. It offers the City, property and business owners, the real estate community, and residents an illustration of one of many scenarios for the future of Downtown. This vision plan should not be viewed as an absolute plan or form of regulation due to the many unforeseen conditions, opportunities, and constraints that may arise in the future.

Mesquite Boulevard Corridor Plan

Draft Vision Plan

The Downtown

Buildings

A variety of buildings are envisioned for Downtown Mesquite, including existing historic buildings and new mixed-use buildings, townhouses, live-work lofts, and apartments/condominiums. New and redeveloped buildings will be oriented towards streets, plazas, paseos, and the Town Wash.



Mixed-Use



Townhouses



Live-Work Lofts



Apartments/Condos



Parking Structure

Public Spaces

A variety of public spaces are envisioned throughout Downtown, including a central plaza and central paseo. These public spaces would serve as vital pedestrian connections and provide opportunities for civic events.



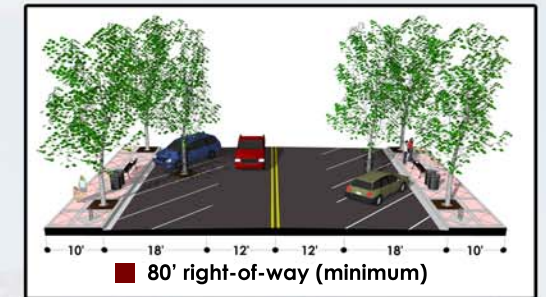
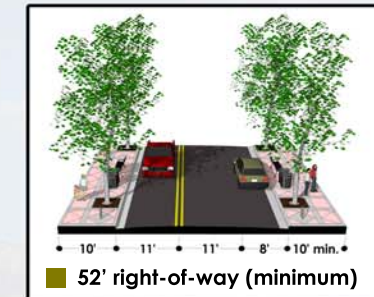
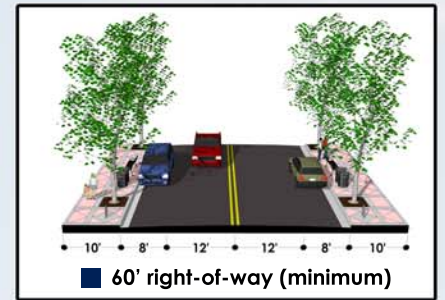
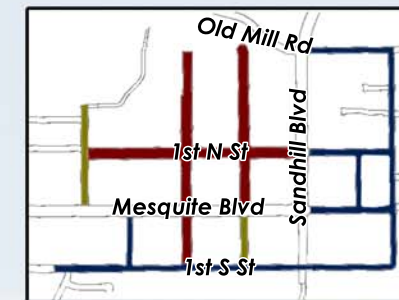
Central Plaza



Central Paseo

Streets and Sidewalk Amenities

Existing side streets in Downtown Mesquite (Desert Drive, Yucca Street, Willow Street, Palm Street, First North Street, and First South Street) are envisioned to be enhanced with wider sidewalks, street trees, pedestrian-scaled streetlights, enhanced crosswalks, streetscape furniture and amenities, and on-street parking. These improvements would encourage pedestrian activity and enhance the character of Downtown.



Plan Highlights

- 1 Willow Street extension to Old Mill Road to increase connectivity and better distribute traffic flows.
- 2 New park space and landscaping around the Old Gym provides passive recreation space.
- 3 Enhancements to Intersections and mid-blocks to increase pedestrian connectivity.
- 4 Pedestrian-only paseos and courtyard plazas that link key buildings and create an open-air shopping, dining, and arts district.
- 5 Central plaza and heritage arts plaza integrate historic buildings and space for outdoor seating, events, and interactive water features.
- 6 An amphitheater anchors the west end of the paseo and provides space for outdoor performances.
- 7 Potential conversion of motel to artist studios with a courtyard for events and art displays.
- 8 Opportunities for urban housing to populate Downtown Mesquite.
- 9 Landscaping and pedestrian enhancements to Town Wash and Trail.

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- Existing public / civic
- New public / civic
- Existing commercial
- New mixed-use or lofts
- New townhouses or apartments/condos
- Parking structure



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urban design studio
lucchesi galati
people • process • place

Mesquite Boulevard Corridor Plan

Draft Vision Plan

The Boulevard

A Bold Vision for the Future...

Everything you need is located on the Boulevard – business, entertainment, and opportunity. There is a sense of pride along the Boulevard with well-kept storefronts and properties, medians that are nicely landscaped, and public amenities that are visually appealing. Residents and visitors alike can easily find businesses along the Boulevard and access is straightforward. There is a variety of larger entertainment venues including casinos, chain restaurants, and theaters that all work together.

The Boulevard is where locals shop and visitors explore. The Boulevard is where everything comes together.

Character Areas and Land Uses

The Boulevard generally consists of properties along Mesquite Boulevard and Sandhill Boulevard. There are four distinct land use and character areas along the Boulevard. The map to the right shows the location of each area. A general vision and example image for each area is also provided.



The Resorts area is comprised of several larger properties that contain casinos, lodging, a convention center, recreation vehicle camping, and entertainment uses, such as mini-golf and go-cart racing.



The MESA (Mesquite Entertainment and Service Area) contains various tourist and local-serving uses such as movie theaters, indoor recreational facilities, shopping and service businesses, grocery stores, restaurants, office buildings, and smaller-scale lodging.

The Quick Stop area contains a variety of tourist-serving uses that cater to those traveling to and through the City, such as auto service, dining, hotels, casinos, commercial shopping centers, and an enhanced State of Nevada Welcome Center.



The Downtown area is the main shopping, dining, and cultural center of Mesquite, providing a variety of opportunities to live, work, learn, and play. The other side of this poster provides a detailed vision for the Downtown.



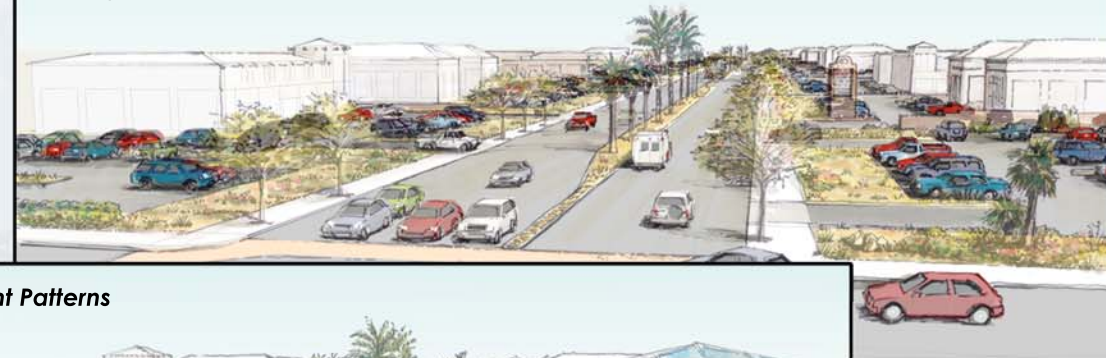
The Downtown (Housing)

This vision plan provides a look into the future of what the Boulevard can become. It offers the City, property and business owners, the real estate community, and residents an illustration of one of many scenarios for the future of the Boulevard. This vision plan should not be viewed as an absolute plan or form of regulation due to the many unforeseen conditions, opportunities, and constraints that may arise in the future.

Existing and Envisioned Development Patterns

The Boulevard is primarily developed with auto-oriented "strip malls" with buildings set back from the sidewalk and parking lots located between the building and sidewalk. As an alternative, parking lots could be placed to the rear or sides of buildings to minimize expansive views of asphalt and parking and to improve the visual character of the Boulevard. Existing zoning regulations could be revised to allow and encourage this alternative development pattern.

Existing Development Patterns

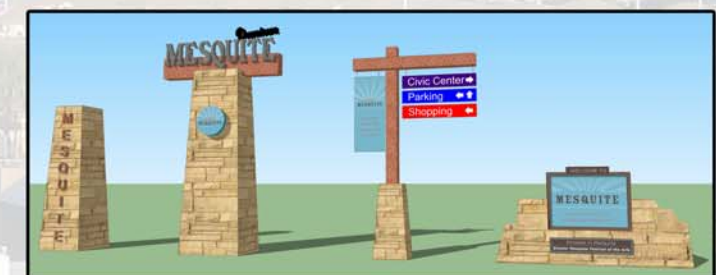


Envisioned Development Patterns



Gateway and Wayfinding Signage

A variety of gateway and wayfinding signs are envisioned throughout the Corridor and Downtown. Gateway signs for the Downtown would be located within medians along Mesquite Boulevard and Sandhill Boulevard at Downtown entrances. Gateway signs for the Corridor would be located within medians and sidewalks along Mesquite Boulevard and Sandhill Boulevard near freeway off-ramps. Wayfinding signage would be located throughout the Downtown and along Mesquite Boulevard and Sandhill Boulevard to guide visitors and residents to key destinations.



Corridor Gateway (Median)

Downtown Gateway (Median)

Wayfinding (Sidewalk)

Corridor Gateway (Sidewalk)



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